

CITY COUNCIL
ATLANTA, GEORGIA

03-0-0934

AN ORDINANCE

Z-03-34

BY: ZONING COMMITTEE

DATE FILED: 5-13-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **872-890 Memorial Drive, S.E.**, be changed from the **I-1 (Light Industrial)** District to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **13** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 14TH. DISTRICT OF FULTON COUNTY, GEORGIA AND BEING SHOWN AS TRACTS ONE AND TWO ON A PLAT OF PROPERTY OF INMAN PARK PROPERTIES, Inc. BY McCLUNG SURVEYING, Inc. DATED 7-11-00 AND REVISED 10-26-00 AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

START AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF MEMORIAL DRIVE (50' R/W) AND THE EAST RIGHT-OF-WAY OF CHESTER AVENUE (40' R/W) (SAID POINT ALSO BEING THE POINT OF BEGINNING). THENCE FROM THE POINT OF BEGINNING AND RUNNING N01°42'51"W ALONG THE SAID EAST RIGHT-OF-WAY OF CHESTER AVENUE A DISTANCE OF 329.12 FEET TO A POINT. THENCE LEAVING THE SAID EAST RIGHT-OF-WAY OF CHESTER AVENUE AND RUNNING S89°38'19"E A DISTANCE OF 247.30 FEET TO AN IRON PIN FOUND. THENCE RUNNING S06°41'53"W A DISTANCE OF 335.13 FEET TO AN IRON PIN FOUND ON THE SAID NORTH RIGHT-OF-WAY OF MEMORIAL DRIVE. THENCE RUNNING N89°29'13"W ALONG THE SAID NORTH RIGHT-OF-WAY OF MEMORIAL DRIVE A DISTANCE OF 215.82 FEET TO SAID POINT AT THE SAID INTERSECTION OF THE NORTH RIGHT-OF-WAY OF SAID MEMORIAL DRIVE AND THE SAID EAST RIGHT-OF-WAY OF CHESTER AVENUE.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.816 ACRES OR 79,098 SQUARE FEET WITH TWO TREE STORY BRICK BUILDINGS DESIGNATED AS 878 AND 890 MEMORIAL DRIVE.

